



**SEALED BID SALE
SALE OF REAL ESTATE
Stafford (Route 218), VIRGINIA**

Sealed bids will be accepted by the Virginia Department of Transportation (VDOT) in the office of the District Right of Way Manager located at 87 Deacon Road, Fredericksburg, Virginia 22405, until, but no later than, 10:00 a.m., July 30, 2009, for the following property:

Located near the southwest intersection of Route 218 and Chatham Heights Road, on the east side of and adjacent Falmouth Fire and Rescue.

The subject property is identified as Lots 14 and 15 of the Chatham Farm Estates subdivision which was created in 1939. Each lot has 50 feet of frontage on Route 218 and a rear lot line of 25 feet each. Because of the narrowness of the individual lots, the two lots are combined to form one buildable site, containing 0.682 acre, and will be sold as one site. This site is irregular in shape with the eastern boundary having a depth of approximately 412 feet and the western boundary having a depth of approximately 376 feet. The site is mostly level and approximately 5 feet below the road grade of Route 218 to the North. There is no access to the site from Route 218. Jackson Street, which is a private road with a 50 foot width, provides access to the subject from the rear. This road currently stops at Lot 13, but can possibly be extended to serve the subject, because there are no terrain features which would prevent it.

Bids must be submitted in the manner prescribed in the "Instruction to Bidders" available from VDOT, accompanied by a certified check, cashier's check or money order in the amount of 10% of the bid as a deposit. The successful bidder's deposit will be applied toward the purchase price. All others will be returned. Closing shall occur within 90 days after approval of sale. The value placed on this parcel is \$75,000.00.

Employees of VDOT, their immediate families or any person employed with the valuation and/or acquisition of this property are ineligible to bid. The right is reserved to reject any and all bids. The property is being sold "as is" with conveyance by deed without warranty.

For further information and proposals, contact VDOT at the above address or call Scott Mersiowsky at 540-374-3352.

All bids must be submitted on the Bid Proposal Form by the stated deadline for consideration.

<http://www.virginiadot.org/business/row-default.asp>

BID PROPOSAL FORM SEALED BID SALE DATED July 30, 2009

T. H. Morrison, II (JSM)
District Right of Way Manager
Virginia Department of Transportation
87 Deacon Road
Fredericksburg, Virginia 22405

The undersigned, as bidder, hereby declares that he/she has examined the Instruction to Bidders for Sealed Bid Sale, dated July 30, 2009, and that he/she has/has not inspected the property and agrees to accept it "as is" without warranty by the Seller as to its condition, value or usefulness for any purpose, except as may be specified in the Instruction to Bidders for Sealed Bid dated July 30, 2009.

The undersigned hereby agrees to purchase the property located in the County of Stafford, Virginia, upon the terms and conditions stated in the Instruction to Bidders for Sealed Bid Sale, dated July 30, 2009, for the sum of \$_____.

A cashier's check, certified check or money order made payable to the ***TREASURER OF VIRGINIA, VIRGINIA DEPARTMENT OF TRANSPORTATION***, for the sum of \$_____, which is 10% of the above bid, is attached and will be applied to the purchase price if the undersigned is the successful bidder.

The undersigned further agrees, upon written acceptance of this bid and within the specified time, that he/she will pay the balance of the purchase price upon delivery of the deed. Should the successful bidder fail to pay the balance of the purchase price, the sale will be declared void by the Virginia Department of Transportation and the bid deposit will be forfeited and retained as liquidated damages and not as a penalty. The next highest bidder may be notified and offered the property.

Assignments of this form will not be permitted without the expressed written consent of the Virginia Department of Transportation.

By: _____
Title: _____
Firm (if applicable): _____
Address: _____
Telephone: _____
Date: _____

NOTE: Face of envelope must bear the words "SEALED BID SALE, dated July 30, 2009".

INSTRUCTIONS TO BIDDERS SEALED BID SALE DATED July 30, 2009

1. The Virginia Department of Transportation (VDOT) is authorized to sell certain lands that are not needed for VDOT's purposes. This property, located in the County of Stafford, Virginia, fronts on Route 218 and is known as "Parcel 042" on the attached plan sheet.
2. VDOT invites bids for the purchase of this property on the attached form. Bids will be accepted until 10:00 a.m. on July 30, 2009.
3. Bids shall be enclosed in two (2) envelopes (outer and inner) each of which shall be sealed and the inner envelope clearly labeled "Sealed Bid Sale, dated July 30, 2009". The outer envelope shall be addressed as follows:

T. H. Morrison, II (JSM)
District Right of Way Manager
Virginia Department of Transportation
87 Deacon Road
Fredericksburg, Virginia 22405

Sealed bids may be delivered to the above address by mail or any other method chosen by Bidder (Buyer) at Buyer's expense. The risk of late delivery or misdelivery shall be upon the Buyer. Buyers are invited to attend the bid opening.

4. A cashier's check, certified check or money order made payable to ***TREASURER OF VIRGINIA, VIRGINIA DEPARTMENT OF TRANSPORTATION***, in the amount equal to 10% of the bid must accompany all bids. This amount will be applied against the purchase price of the successful Buyer and will be refunded within ten (10) days to all other Buyers. In the event of default on the part of the Buyer, the bid deposit shall be forfeited and retained by VDOT as liquidated damages. No bid received after July 30, 2009 at 10:00 a.m., will be considered. No bid will be considered unless it is accompanied by the required deposit.
5. In the event identical acceptable high bids are received, a drawing will be held to determine the successful Buyer.
6. Acceptance of the bid and conveyance of the property is subject to the approval of the Commissioner of VDOT, or his designee.
7. The property is being sold "as is" with conveyance by quitclaim deed. Notification will be given the Buyer when the deed is ready for delivery and balance of payment is due.
8. It shall be responsibility of VDOT to have the deed properly recorded. It is the responsibility of the Buyer to pay recordation fees and taxes normally paid by a purchaser, as well as all other costs incurred by the Buyer in connection with the conveyance.
9. Bids must be signed and will be accepted only on the form provided. The Bid Form, along with the Instructions to Bidders, shall be construed to be the contract of sale with the successful Buyer. Failure to submit a bid on the attached form; the making of any modification, addition or amendment to the form or its conditions; or the submission of any terms or conditions other than those contained in the Invitation to Bid, shall be grounds for rejection of the bids. Bids must be for a fixed and certain sum of the lawful money of the United States of America. Any offer not for a fixed and certain sum of such money, including but not limited to any offer of goods, services, real property, securities, money of another nation, or any other thing, in whole or in part, shall invalidate the bid.

10. The right is reserved to reject any and all bids if, at the discretion of VDOT, they are found not to be in the best interest of the Commonwealth.
11. ALL INFORMATION RELATING TO THE PROPERTY IS PROVIDED TO THE BEST KNOWLEDGE AND BELIEF OF VDOT. HOWEVER, IT IS THE RESPONSIBILITY OF THE BUYER TO VERIFY ALL INFORMATION PROVIDED.

NOTE: The following documents are enclosed as part of this Request for Proposal:

Bid Proposal Form
Instructions to Bidders
Property Description
Fact Sheet
Plat/Plan Sheet(s) of Property

For further information, contact: Scott Mersiowsky
Land Acquisition Specialist
Virginia Department of Transportation
87 Deacon Road
Fredericksburg, Virginia 22405
Telephone: 540-374-3352
Jonathan.Mersiowsky@VDOT.Virginia.gov

T. H. Morrison, II
District Right of Way Manager
Virginia Department of Transportation

SEALED BID SALE DATED July 30, 2009

PROPERTY DESCRIPTION

That certain parcel of land and improvements located in the County of Stafford fronting on Route 218 known as "Parcel 042" and containing 0.682 acre, more or less; being a portion of the same real estate acquired by deed dated May 28, 1998, recorded as Document Number LR 980011354, in the Circuit Court records of Stafford, Virginia, and more specifically described as follows:

The subject property is identified as Lots 14 and 15 of the Chatham Farm Estates subdivision which was created in 1939. Each lot has 50 feet of frontage on Route 218 and a rear lot line of 25 feet each. Because of the narrowness of the individual lots, the two lots are combined to form one buildable site, containing 0.682 acre, and will be sold as one site. This site is irregular in shape with the eastern boundary having a depth of approximately 412 feet and the western boundary having a depth of approximately 376 feet. The site is mostly level and approximately 5 feet below the road grade of Route 218 to the North. There is no access to the site from Route 218. Jackson Street, which is a private road with a 50 foot width, provides access to the subject from the rear. This road currently stops at Lot 13, but can possibly be extended to serve the subject, because there are no terrain features which would prevent it.

FACT SHEET
SEALED BID DATED July 30, 2009

LOCATION:

Near the Southwest intersection of Route 218 and Chatham Heights Road, on the east side of Falmouth Fire and Rescue. Stafford County, Virginia

ACREAGE:

0.682 acre, more or less

IMPROVEMENTS (if any):

None – all have been removed.

DESCRIPTION:

That certain parcel of land located in County of Stafford fronting Route 218 known, numbered and designated as "Parcel 042", 0.682 acre, more or less, or 29,707 square feet, more or less.

UTILITIES AVAILABLE:

Electric, water, sewer, telephone, and gas.

PARKING AVAILABLE:

Yes, on Jackson Street, which lies to the rear of subject.

EASEMENTS AND ENCUMBRANCES:

Subject to easements of record. Also, purchaser will need to sign easements at closing for at the least, Dominion VA Power and Verizon.

ZONING:

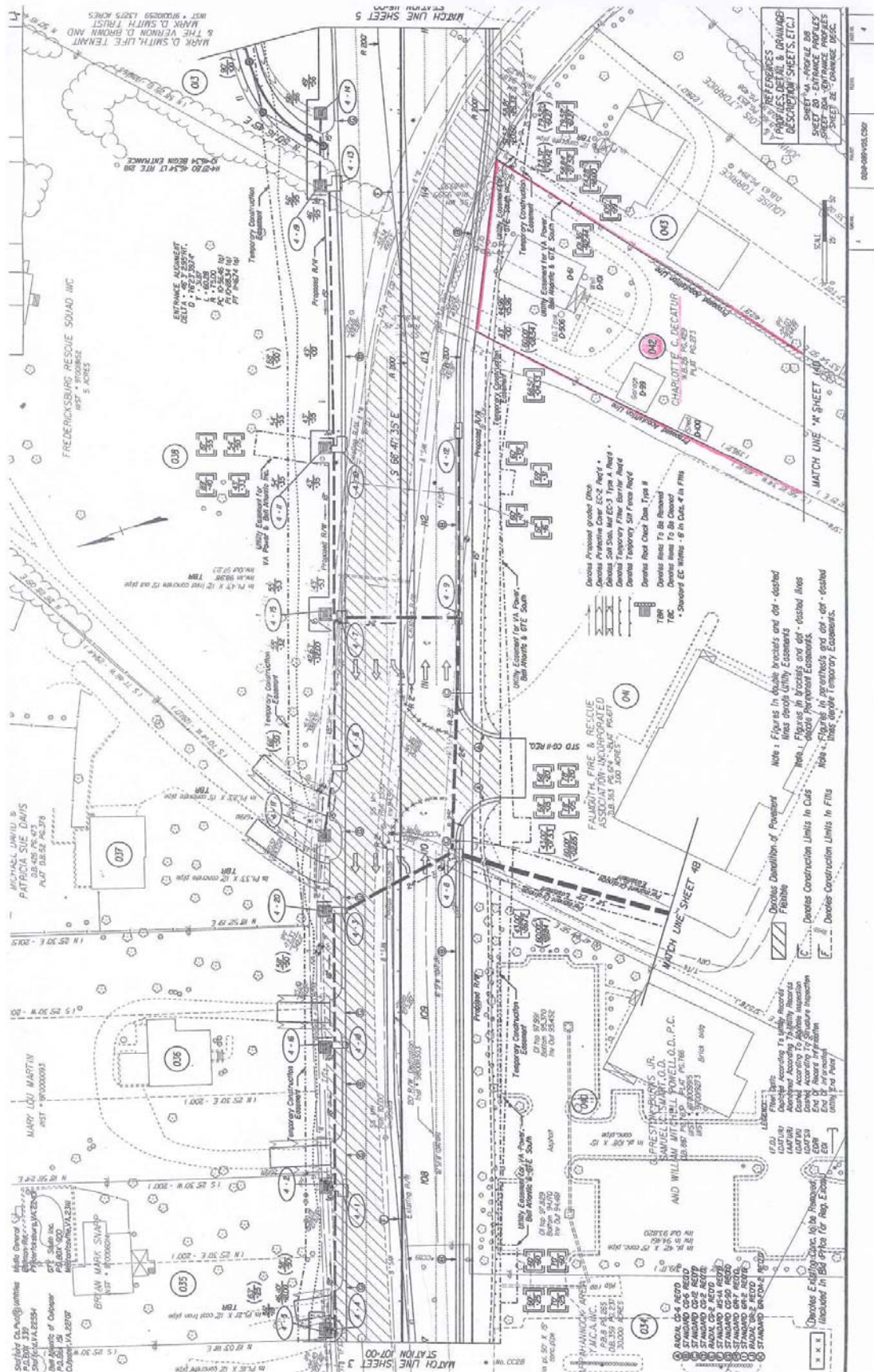
None –The Stafford County Planning Office informed the appraiser that the subject would take on the zoning it had at the time of VDOT's purchase, which was R-1. Purchaser should verify this information.

TAX MAP ID#:

None – formerly 54F-2-15

OTHER RELEVANT INFORMATION

There is no access to the subject from Route 218. Jackson Street, which is a private road with a 50 foot width, provides access to the subject from the rear. This road currently stops at Lot 13, lying to the east of the subject, but may possibly be extended to serve the subject because there are no terrain features which would prevent it.

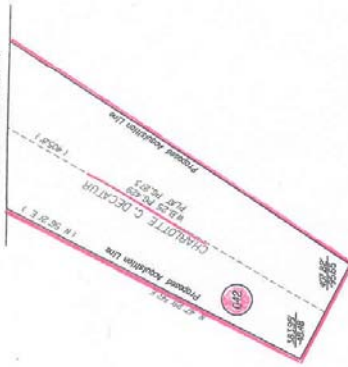


UTILITY NOTES

Virginia Power Company
900 Columbia Dr.
Richmond, VA 23219
Tel: (800) 542-7674
Fax: (800) 542-7674
22 E. Richmond Dr.
Richmond, VA 23219

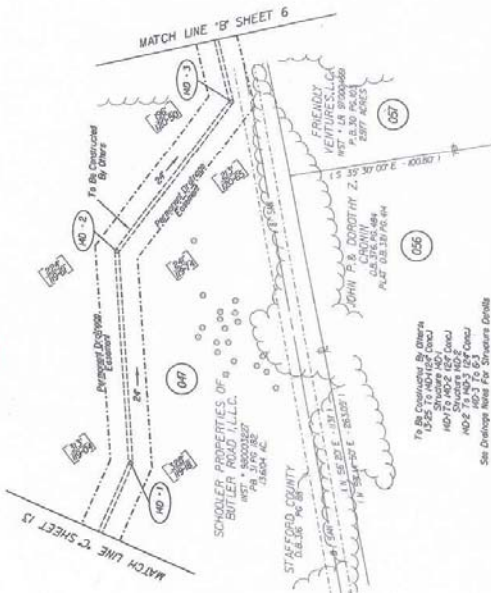
Arch's Group
1000 N. 1st St.
Falls Church, VA 22044
Tel: (703) 261-9900
Fax: (703) 261-9900

MATCH LINE "A" SHEET 4



DESIGN FEATURES RELATIVE TO CONSTRUCTION
NOT BE SUBJECT TO CHANGE OR OMISSION
WITHOUT THE APPROVAL OF THE ENGINEER

NO.	DATE	BY	REVISION
1	02/09/05	WCS	02/09/05



REFERENCES
(PROFILES, DETAILS, DRAINAGE
DESCRIPTION SHEETS, ETC.)
SHEET 202 - DRAINAGE DESC.

Note: Figures in parenthesis and not shown
indicate temporary easements.

SCALE
0 25 50

